

BOSTON REDEVELOPMENT AUTHORITY

FIRST AMENDMENT TO REPORT AND DECISION ADOPTED
BY BOSTON REDEVELOPMENT AUTHORITY ON JUNE 2,
1966, ON APPLICATION BY TRUSTEES OF CHURCH REALTY
TRUST DATED MAY 10, 1966, FOR A PROJECT TO BE UNDERTAKEN
UNDER CHAPTER 121A OF THE GENERAL LAWS, AS
AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS
AMENDED.

Paragraph B of the "Report and Decision on Application for Approval of the Christian Science Church 121A Project", adopted by the Authority on June 2, 1966, is hereby deleted and the following Paragraph B substituted therefor:

"B. The Project. The Project consists of the demolition of the existing structures and the planning, construction, landscaping, maintenance and management by the Applicants of the structures and improvements listed hereinbelow, on a tract of land on Huntington Avenue, Boston, as described on a plan attached to the Application as Exhibit B-1, entitled "Boundary and Street Change Survey", dated Nov. 12, 1966, by L. M. Fei & Associates, Architects. Those premises are hereinafter referred to as the "Project Area". The following structures and facilities are proposed to be constructed thereon:

1. An office tower of not less than twenty-four (24) stories, containing a minimum of 140,000 square feet of office space. The entire tower will be used by The First Church of Christ, Scientist (hereinafter called the "Church"), and its affiliated organizations and activities for office purposes as the administrative center of its international activities, replacing other space now occupied for such purposes outside the Project Area, and providing additional space for such use.
2. A "colonnade" building, so-called, to contain approximately 121,000 gross square feet for a Christian Science Reading Room, television and radio studios, conference rooms and other Church-related activities.
3. A Sunday school building of about 14,800 square feet with related offices and facilities.
4. An underground parking garage with a capacity of 624 cars, to provide space for employees of the Church and Church-related activities and patrons of Symphony and Horticultural Halls.

5. A large, landscaped plaza, with a rectangular reflecting pool and with a fountain at one end. The plaza would be open to the public under reasonable rules and regulations established by the Church."

Paragraph C of the aforementioned Report and Decision is hereby deleted and the following Paragraph C substituted therefor:

"C. Relocation. The Project Area has had a substantial population, once providing homes for 204 residential tenants. However, only 16 remain in the Project Area, the others having been relocated."

In Paragraph D of the aforementioned Report and Decision, page 4, third line, the word "forty-two" is hereby changed to "forty-four"; and the sentence beginning on the fourth line of page 4 is hereby changed to read as follows:

"About ninety percent of the buildings are deficient and about 52 percent are structurally substandard."

The second paragraph on page 7 of the aforementioned Report and Decision is hereby deleted.

All references in the Report and Decision to the application and hearing shall hereinafter respectively be construed to refer to the application as amended by the first amendment thereto, and to the hearing as supplemented by the Authority's meeting of January 19, 1967. Except as hereinabove expressly set forth, the Report and Decision is hereby ratified and confirmed.

January 19, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: Fenway Urban Renewal Project, Mass. R-115
Christian Science Church 121A Project
Request by Church for Amendment to Application

The Christian Science Church, through Trustees of Church Realty Trust, has requested an amendment to its 121A application which was approved by the Authority in June, 1966.

The amendment would make two very small changes in the Project:

1. It provides for a separate Sunday School building to be constructed at the southwesterly end of the Project Area, next to Horticultural Hall, rather than including the Sunday School functions in the so-called Colonnade Building.
2. It provides for a small boundary change near the intersection of Dalton and Clearway Streets to accommodate the changed configuration of the Colonnade Building. The boundary change would add approximately 3,600 square feet of land to the Project Area, which is about a 1 percent enlargement. All of the additional land is either in public street areas or is already owned by the applicants. There are sixteen families to be relocated from the two additional buildings. The buildings need not be demolished until at least September, 1967. The Church will offer relocation assistance to these families comparable to that offered by the Authority in renewal projects. The Church has already successfully relocated 188 families from the 121A Project Area.

A copy of the amendment, dated January 5, 1967, is attached hereto.

The General Counsel of the Authority agrees that the amendment is a minor one, within the power of the Authority to approve without a public hearing. Our design staff and transportation department concur in its desirability.

I recommend approval, a suggested amendatory Report and Decision and suggested vote being attached.

